

Statutory Public Meeting

OP23-01, 23T-23003

Beachcroft Investments Ltd. (Ballantry Homes)

63 & 63A Trafalgar Road



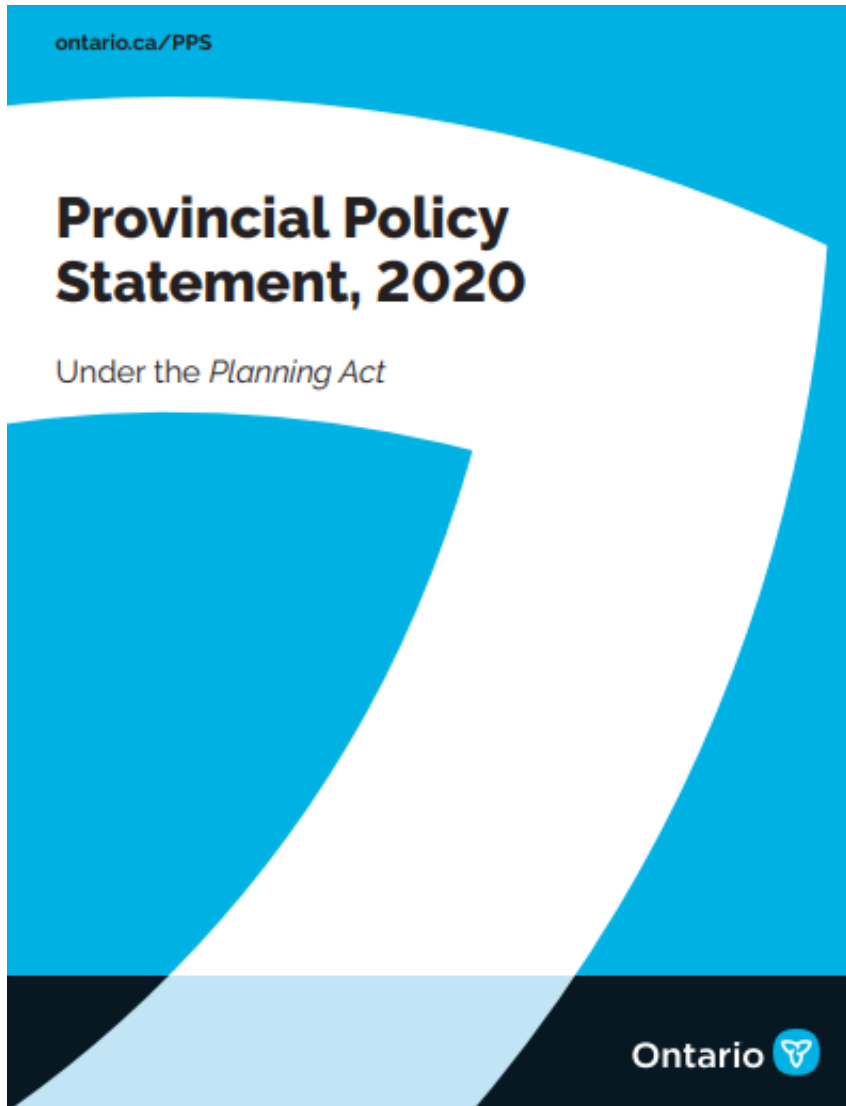
Location Map



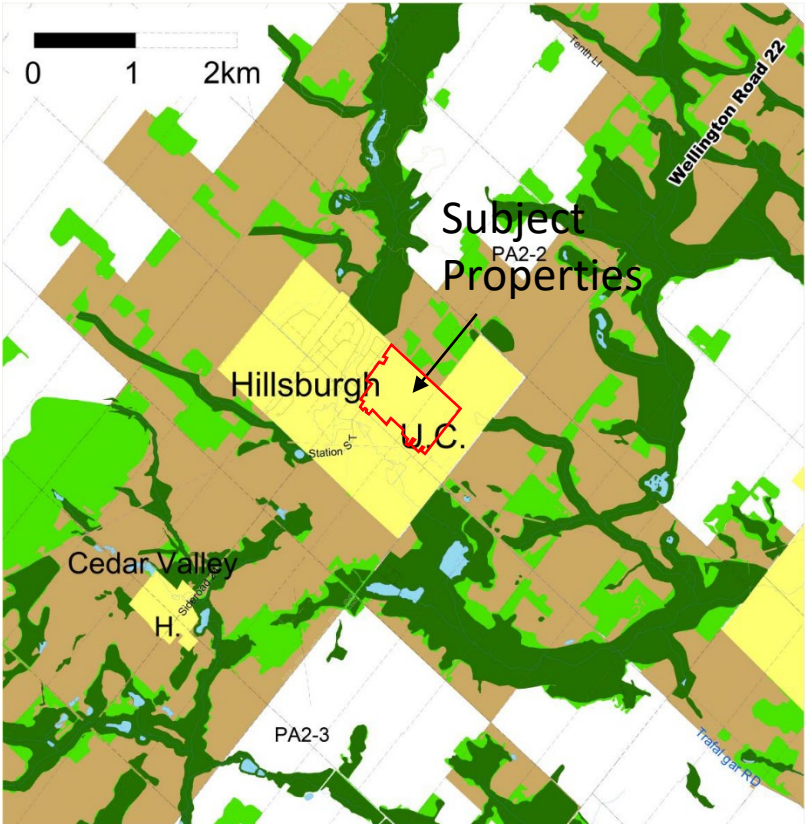
Background

- Official Plan Amendment (OPA) application was deemed complete and circulated on May 03, 2023

Provincial Policies



County Official Plan



Legend

The Greenlands System

- Core Greenlands
- Greenlands

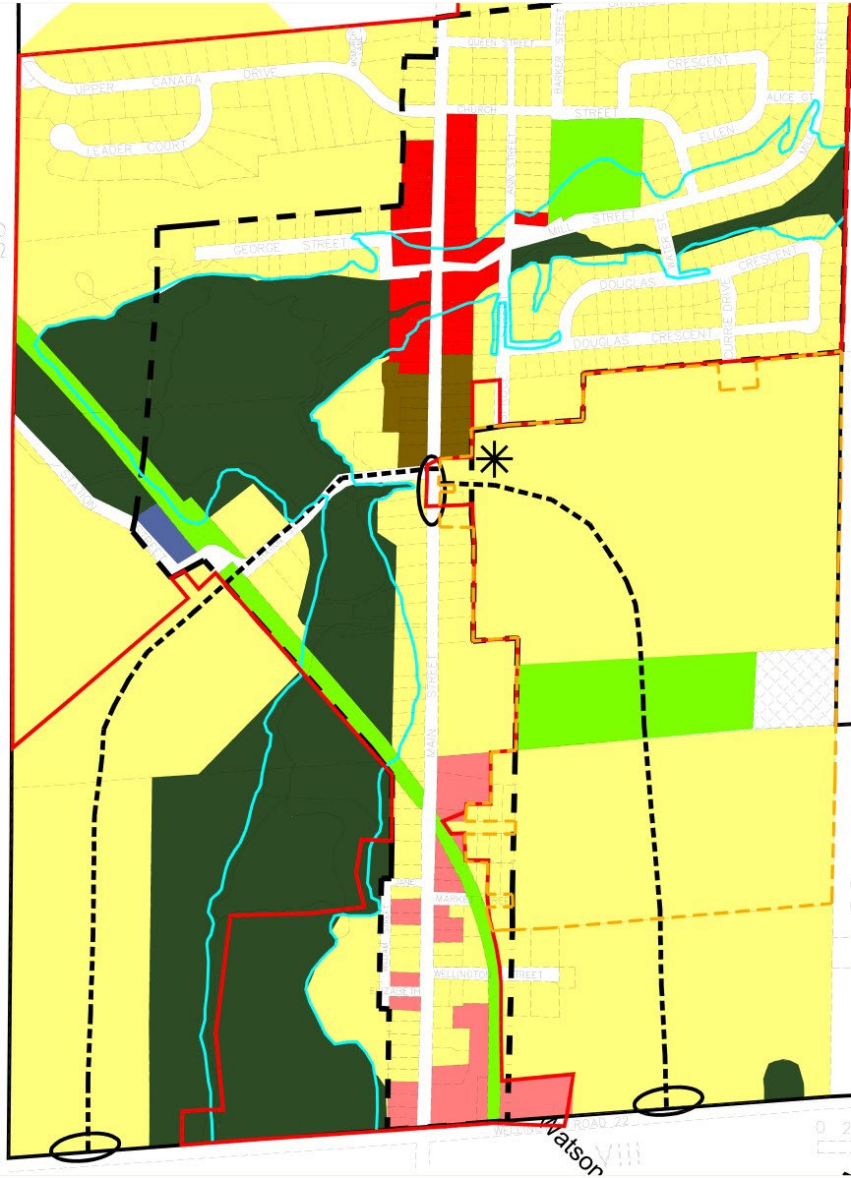
The Rural System

- Prime Agricultural
- Secondary Agricultural

The Urban System

- H. Hamlet Area
- U.C. Urban Centre

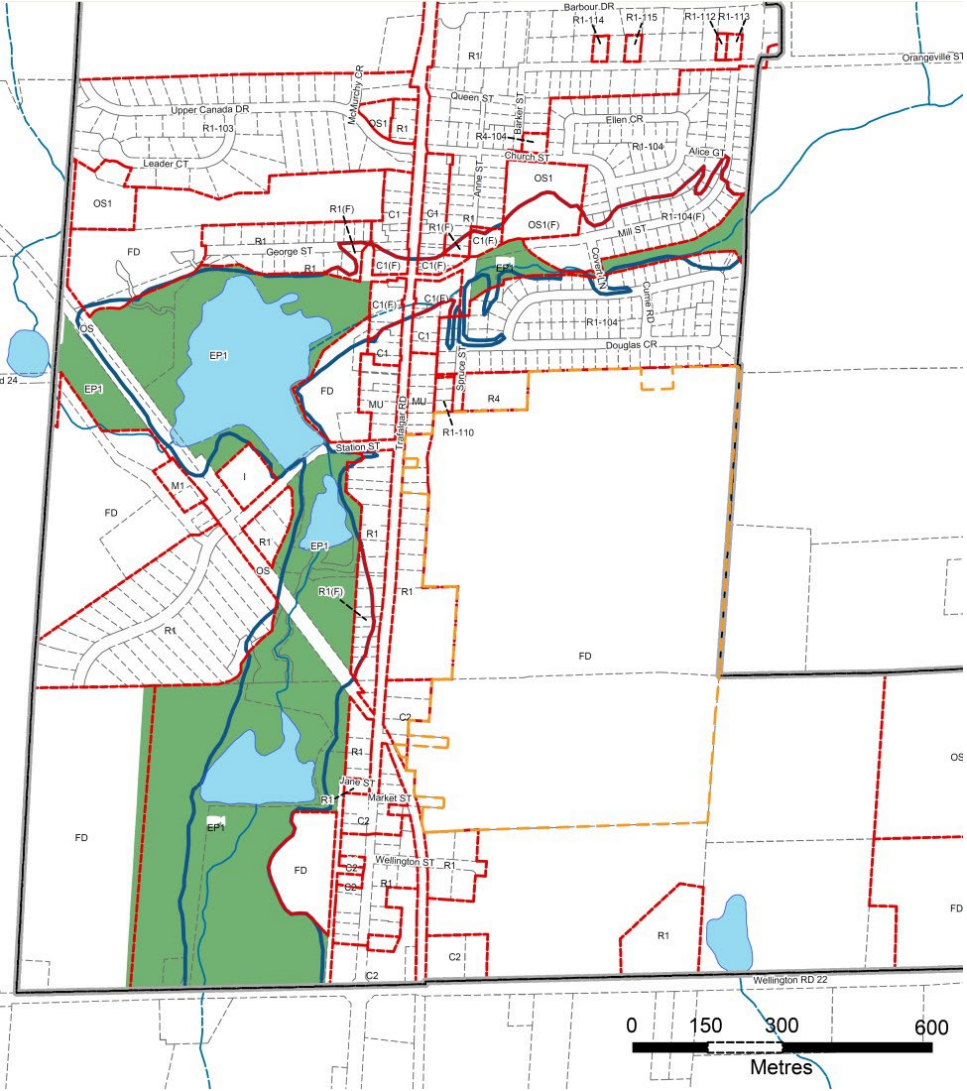
Town Official Plan



LEGEND

- Subject Lands
- Residential
- Central Business District
- Highway Commercial
- Residential Transition Area
- Industrial
- Core Greenlands
- Greenlands
- Recreational
- Community Improvement Area
- Regulatory Floodline
- Proposed Minor Collector
- Final Alignment to be Determined
- Future Development
- Proposed New Firehall Location
- Built Boundary

Zoning By-law 07-67



LEGEND

- Subject Lands
- Lakes and Rivers
- Regulatory Floodline
- Zones
- EPI
- Streams
- Village of Hillsburgh Boundary



			UNIT MIX
	13.7m SINGLE DETACHED	116 UNITS	14 %
	11.6m SINGLE DETACHED	174 UNITS	22 %
	9.8m SINGLE DETACHED	155 UNITS	19 %
	6.1m STREET TOWNHOUSES	245 UNITS	31 %
	6.1m BACK TO BACK TOWNS	108 UNITS	14 %
	HERITAGE HOUSE	1 UNIT	
TOTAL = 799 UNITS			
	PARK / TRAILHEAD PARK / STORMWATER MANAGEMENT		
	STORMWATER MANAGEMENT / UNDERGROUND TANKS		
	BUFFER		
	CATTAIL / SENSITIVE FERN POCKET		
	WOODLOT		
	NEW WELL LOCATION		
	FUTURE WATER TOWER		
	FUTURE DEVELOPMENT MIXED USE / SENIORS HOUSING		

Proposed Subdivision

Public Comments and Questions

- The applicant hosted an in-person Community Information Meeting on May 23, 2023.
- Notice of the Statutory Public Meeting was:
 - mailed to all property owners within 200 metres of the subject property
 - placed in the May 18, 2023 edition of the Wellington Adviser; and
 - placed on the Town's website.

Public Comments and Questions

- To date, the Town has received comments from six residents:
 - density of housing planned is not well suited to this small town
 - infrastructure and services necessary are not available
 - request reduction in density, more green space preserved and potentially a new location for the future water tower
 - location of water town will be an eyesore and could devalue the residential properties along Douglas Crescent
 - recommend that the residents of Erin and Hillsburgh benefit from the proposal through enhanced recreational amenities
 - request a traffic plan
 - how emergency services are prepared to deal with this growth
 - questioned whether pharmacy, grocery and traffic concerns/implications have been considered
 - in opposition to the addition of excessive housing that will cause traffic and safety problems, create immediate over capacity to our local elementary school, destroy local wildlife habitat and potentially lower property values of adjacent community

Department & Agency Comments

- Urban Design – Peer Review
 - Requested revisions to the submitted Urban Design Brief, draft plan and landscape plans.
- Canada Post
 - Development will be serviced by centralized mail delivery through Canada Post Community Mail Boxes
 - Provided conditions of draft plan approval
- Environmental Impact Study
 - Additional steps must be taken to adequately address the natural heritage policies relevant to the proposed development, identify the fulsome extent of natural heritage features within and adjacent to the subject property, and effectively demonstrate that the proposed development will avoid negatively impacting these features.

Department & Agency Comments

- Upper Grand District School Board
 - Planning Department staff provided comments stating that a park block would be ideally located adjoining the school to the east to maximize access to open space and the potential for shared use of facilities. This will also provide coordinated services with the Town, making it a community node. The area can also be designed to enhance student drop-off and pick-up area for the future students.
 - Pedestrian connections in the concept plan should be enhanced to ensure students can safely walk to the school as there are significant grading differences between the existing school property and the development site.
 - Provided conditions of draft plan approval
- Hydro One
 - No comments or concerns at this time

Department & Agency Comments

- Hydrogeological Study
 - concur with Soil Engineers Ltd. that additional groundwater levels must be obtained to evaluate groundwater conditions under springtime conditions.
 - preliminary hydrogeology study incorrectly states that there are no surface water bodies on the site.
 - additional groundwater levels obtained in the Spring of 2023 should be used to confirm that the Low Impact Development strategies will work when groundwater levels are highest.

Planning Staff Comments

- Conformity with Provincial, County & Town policies
- Conformity with affordable housing policies, density requirements and allocation
- Adherence to Urban Design Guidelines
- Mitigate impacts to natural features
- Location of park and pedestrian network
- Road network
- Low Impact Development measures
- Accessibility

Next Steps

- Provide a Comment Letter to the applicant
 - Including all Public, Council, Staff, and Agency comments raised to date
- Circulation of resubmission addressing outstanding comments
- Future Report to Council to address:
 - Concerns raised in the Staff Report
 - Outstanding comments
 - Concerns raised by the public and/or Council from the Public Meeting
 - Staff Recommendations

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